

2210.4196  
BOUNDARY SURVEY  
LAKE COUNTY

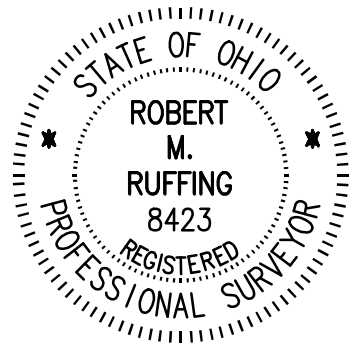
LEGEND

FIP	FOUND IRON PIN		
SIRC	5/8" X 30" SET IRON ROD CAPPED		
P	PLATTED		WOOD
M	MEASURED		GRAVEL
D	DEEDED		CONCRETE
C	CALCULATED		
CONC.	CONCRETE		PROPERTY LINE
D/W	DRIVEWAY		CENTER LINE
C/L	CENTER LINE		TIE IN LINE
R/W	RIGHT OF WAY		BUILDING LINE
O.R.	OFFICIAL RECORD		ADJOINER LINE
P.G.	PAGE		SECTIONAL LINE
INSTR	INSTRUMENT		VINYL FENCE
S.F.	SQUARE FEET		
AC.	ACRES		
PN	PARCEL NUMBER		
P.O.B.	POINT OF BEGINNING		
T.P.O.B.	TRUE POINT OF BEGINNING		
RES.	RESIDENCE		
P.C.C.	POINT OF COMPOUNDING CURVATURE		

**BASIS OF BEARINGS:**  
THE BEARINGS FOR THIS SURVEY ARE BASED ON THE MIDLAND MOORE NO.3 SUBDIVISION, PLAT VOL. G, PAGES 42-43, LAKE COUNTY RECORDER'S OFFICE, HOLDING FOUND AND USED CORNERS ALONG THE SOUTH LINE OF SUBLT 19 AS SHOWN HEREON, WHICH IS BEARING N 82°51'00" W.

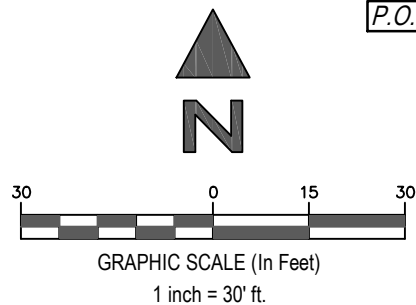
THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY".

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN NOVEMBER OF 2022 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.



*Robert M. Ruffing*  
SURVEYOR NAME, P.S.  
REGISTERED SURVEYOR NO. 8423

DATE: 11-14-22  
REV: 11-17-22



PT. LOT 15  
BLOCK 7  
PN 16-A-001-F-00-024-0  
PER COUNTY TAX MAP  
EDWARD F. KOVACH  
T20-98

**SUBJECT PARCEL**  
PT. LOT 16  
BLOCK 7  
PN 16-A-001-F-00-007-0  
CHRISTOPHER R. COLLINS  
INSTR 2020R009985  
AREA = 9925.87 S.F.  
= 0.2279 AC.

PN 16-A-001-F-00-006-0  
JOSEPH L. BROWN  
INSTR 2013R022563

PT. LOTS 16 & 17  
BLOCK 7  
PN 16-A-001-F-00-008-0  
PN 16-A-001-F-00-019-0  
JAMES F. FOLEY  
ERICA EDGINGTON-PITT  
INSTR 2016R005602

MIDLAND MOOR NO. 3 SUBDIVISION  
PLAT VOLUME G, PAGES 42-43

PT. LOT 15  
BLOCK 7  
PN 16-A-001-D-00-018-0  
MENTOR 306 LLC  
INSTR. 2009R024454  
A=142.82' R=100.00'  
N 55°47'00" E 75.00'

**SURVEY OF**  
**PARCEL NO. 16-A-001-F-00-007-0**  
**AT**  
**8046 & 8050 BROADMOOR ROAD**  
**SITUATED IN**  
**CITY OF MENTOR, COUNTY OF LAKE**  
**STATE OF OHIO,**  
**BEING PART OF SUBLT NO. 16, BLOCK 7,**  
**IN MIDLAND MOOR NO. 3 SUBDIVISION,**  
**IN PART OF ORIGINAL MENTOR TOWNSHIP**  
**LOTS 3 AND 4, TRACT 4.**

C-1  
R= 490.87'  
L= 145.28'  
Δ= 16°57'27"  
CH= S 26°45'32" E 144.75'  
C-2  
R= 490.87'  
L= 59.60'  
Δ= 6°57'26"  
CH= S 15°03'03" E 59.57'

LINE TABLE:  
L-1: N 7°09'00" E 75.00' (P)  
75.24' (M)  
L-2: N 7°09'00" E 75.00' (P)  
74.76' (M)

DOCUMENTS USED:

- MIDLAND MOORE NO. 3, PLAT VOLUME G, PAGES 42-43, LAKE COUNTY RECORDER'S OFFICE.
- SURVEY OF LANDS NOW OR FORMERLY OWNED BY MICHAEL LA RICCIA, BY O'HARA LAND SURVEYING, MAY 27, 2006, ON FILE AT THE LAKE COUNTY AUDITOR'S OFFICE.
- O.D.O.T. CENTERLINE/RIGHT OF WAY MAP LAK 306-5.56, PAGE 46 OF 48, NOVEMBER 24, 1964, ON FILE AT O.D.O.T. DISTRICT 12 OFFICE.
- OLD LAKE COUNTY TAX MAP PAGE 1F, JANUARY 10, 1956, ON FILE AT THE LAKE COUNTY AUDITOR'S OFFICE.
- DEEDS AS SHOWN HEREON.
- LAKE COUNTY CURRENT TAX MAPS/GIS.

**LS** LANDMARK SURVEY  
**GI** GROUP, INCORPORATED

690 LAKEVIEW PLAZA BLVD, SUITE A, WORTHINGTON OH.43085  
PHONE: (614) 485-9000 WWW.LANDMARKSURVEY.COM  
DATE: 11-14-22 FILE NO. 2210.4196

DRAWN BY: RRZ